

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/17 Felix Grove, Mooroolbark Vic 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$800,000

Median sale price

Median price \$834,750 Property Type House Suburb Mooroolbark

Period - From 01/01/2024 to 31/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4 Glen Dhu Rd KILSYTH 3137	\$800,000	19/01/2024
2	14 Spriggs Dr CROYDON 3136	\$795,000	17/02/2024
3	1/15 Newman Rd CROYDON 3136	\$790,000	28/03/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

23/05/2024 10:01



 3
  2
  2

Property Type: Townhouse (Res)

Land Size: 194 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median House Price

March quarter 2024: \$834,750

Comparable Properties



4 Glen Dhu Rd KILSYTH 3137 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$800,000

Method: Private Sale

Date: 19/01/2024

Property Type: Townhouse (Single)



14 Spriggs Dr CROYDON 3136 (REI/VG)

Agent Comments

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  2
  2

Price: \$795,000

Method: Sold Before Auction

Date: 17/02/2024

Property Type: House (Res)

Land Size: 259 sqm approx



1/15 Newman Rd CROYDON 3136 (REI)

Agent Comments

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  2
  2

Price: \$790,000

Method: Private Sale

Date: 28/03/2024

Property Type: Townhouse (Single)

Land Size: 403 sqm approx

Account - Barry Plant | P: 03 9735 3300